NAME AND ADDRESS OF NEW OWNER:
Pinnacle National Bank
114 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

Map/Parcel 07114039400

TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the indebtedness described in and secured by that certain Deed of Trust executed by John D. Kaul, to Hugh M. Queener, Trustee, of record in Instrument No. 20020418-0048110, of the Register's Office of Davidson County, Tennessee, embracing real estate hereinafter described; and Pinnacle National Bank, the holder of said indebtedness having declared the entire unpaid balance immediately due and payable and the same having not been paid; and

WHEREAS, the undersigned being directed so to do by the holder of said debt, advertised said property for sale for a period of twenty one (21) days beginning February 12, and continuing on February 19, and February 26, 2010, by publication duly and regularly made in the Davidson A.M. – The Tennessean in Nashville, Davidson County, Tennessee, and proceeded at the time and place and upon the terms setforth in said advertisement, that is on March 8, 2010 at 1:00 P.M outside the door of the Davidson County Register of Deeds located at the Sommet Center, 501 Broadway, Nashville, Tennessee, the undersigned being directed so to do by the holder of said debt offered the hereinafter described property for sale to the highest and best bidder for cash, and free from all homestead exemption and equitable and statutory redemption whereupon Pinnacle National Bank became the highest, best and last bidder thereon at the bid and sum of Four Hundred Sixty Nine Thousand Eight Hundred Eleven and 19/100 Dollars ($469,811.19) and thereupon was declared to be the purchaser of said property at said amount.

NOW, THEREFORE, in consideration of the premises and the sum of Four Hundred Sixty-Nine Thousand Eight Hundred Eleven and 19/100 Dollars ($469,811.19), cash in hand paid which was applied on said debt and the expenses of said sale, the undersigned, **Hugh M. Queener, Trustee**, has bargained and sold and does hereby transfer and convey to **Pinnacle National Bank**, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, to-wit:

TRACT 1: Being Lot No. 26-A, Zone Lot Division of Lot Nos. 25 & 26, on the Plan of Weakley & Dodd's Subdivision of Lot 17, Brooklyn, of record in Plat Book 6200, page 471, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 126-A Fern Avenue, Nashville, Tennessee 37207.

TRACT 2: Being Lot No. 26-B, Zone Lot Division of Lot Nos. 25 & 26, on the Plan of Weakley & Dodd's Subdivision of Lot 17, Brooklyn, of record in Plat Book 6200, page 471, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BILL GARRETT, Davidson County
Trans:T20100013726 DEEDTRS
Recvd: 03/08/10 13:18 3 pgs
Fees:18.00 Taxes:1738.30
20100308-0017698

This property has an address of 126-B Fern Avenue, Nashville, Tennessee 37207.

TRACT 3: Being Lot No. 25-A, Zone Lot Division of Lot Nos. 25 & 26, on the Plan of Weakley & Dodd's Subdivision of Lot 17, Brooklyn, of record in Plat Book 6200, page 471, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 126-C Fern Avenue, Nashville, Tennessee 37207.

TRACT 4: Being Lot No. 25-B, Zone Lot Division of Lot Nos. 25 & 26, on the Plan of Weakley & Dodd's Subdivision of Lot 17, Brooklyn, of record in Plat Book 6200, page 471, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 126-D Fern Avenue, Nashville, Tennessee 37207.

TRACT 5: Being Lot No. 80, on the Plan of Section III, Willow Creek, of record in Plat Book 5200, page 631, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 1704-1706 Westchester Drive, Nashville, Tennessee 37207.

TRACT 6: Being Lot No. 79, on the Plan of Section III, Willow Creek, of record in Plat Book 5200, page 631, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 1708-1710 Westchester Drive, Nashville, Tennessee 37207.

TRACT 7: Being Lot No. 82, on the Plan of Section III, Willow Creek, of record in Plat Book 5200, page 631, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 1709-1711 Westchester Drive, Nashville, Tennessee 37207.

TRACT 8: Being Lot No. 81, on the Plan of Section III, Willow Creek, of record in Plat Book 5200, page 631, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 1705-1707 Westchester Drive, Nashville, Tennessee 37207.

TRACT 9: Being Lot No. 34, on the Plan of Section II, Willow Creek, of record in Plat Book 5200, page 630, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 3633-3635 Willow Creek, Nashville, Tennessee 37207.

TRACT 10: Being Lot No. 9-B, Zone Lot Division of Lot 9, on the Plan of Weakley and Dodd's Subdivision of Lot 17 in Booklyn, of record in Plat Book 6200, page 540, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 517-A Weakley Avenue, Nashville, Tennessee 37207.

TRACT 11: Being Lot No. 9-A, Zone Lot Division of Lot 9, on the Plan of Weakley and Dodd's Subdivision of Lot 17 in Booklyn, of record in Plat Book 6200, page 540, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 517-B Weakley Avenue, Nashville, Tennessee 37207.
Being part of the property conveyed to John D. Kaul by deed from Sylvia M. Kaul

appearing of record in Instrument No. 200000504-0045179, of the Register's Office of Davidson County, Tennessee. See, also Book 11553, page 57, of said Register's Office.

This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever, together with the benefit of all of the covenants and warranties as contained in the aforesaid Deed of Trust; but the undersigned conveys as Trustee only and is not bound personally upon any of the covenants or warranties.

Said sale was made for the purpose of satisfying said indebtedness, and was subject to any and all unpaid taxes.

IN WITNESS, WHEREOF, this instrument is executed this the 8th day of March, 2010.

Hugh M. Queener, Trustee

STATE OF TENNESSEE)
ss.
COUNTY OF Davidson)

On this the 8th day of March, 2010, before me personally appeared Hugh M. Queener, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Nashville, Tennessee, on the 8th day of March, 2010.

Notary Public

DONNITA PERLICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: May 22, 2010

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $469,811.19, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this _____ day of March, 2010.

Notary Public

My commission expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$469,811.19
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 8th DAY OF March 2010
Deputy Register

MR-2010-10035